



TOWN OF ARLINGTON MINUTES OF THE PERMANENT TOWN BUILDING COMMITTEE MEETING

Date: April 5, 2022

Time: 7:00PM

Location: Each of the Committee Members and the Guests Participated Utilizing the ZOOM Videoconferencing Platform or by Phone Conference

Attendance: Allen Reedy, Bob Jefferson, Mike Rademacher, Jim Feeney, John Maher, Peter Martini, Bill Hayner, Brett Lambert

Guests: David Steeves, Josh Sydney, Jeff Alberti, Mike Dupuis, James DiMarzio, Steve Kirby

The Vice Chairman called the meeting to order at 7:03 pm.

TOWN YARD

Vice Chair asked John Maher to comment on his involvement as the point person from the PTBC on this project. Mr. Maher stated that he felt there was good collaboration on this project between the Town, the OPM group, design team and the GC. He said there were some schedule delays due to unforeseen conditions and material delays but felt he was comfortable with all parties working together to move the project forward. He felt that the GC was doing a good job and was working with the Town to minimize delays and hoped to limit the amount of schedule extension.

Mr. Sydney gave an update of the project:

He requested that Mike Dupuis from Commodore do a presentation and update of schedule. Mr. Dupuis did a presentation showing a chart of the overall schedule summary and description of some of the issues currently delaying the project (see attached). With this updated chart he suggested a completion date of September 2023 as of today. He explained the LSP and site pre-characterization and delay of materials as noted in his presentation. The presentation described the progress of the VSC, VE items, where we are now and what we should expect in the future. The committee discussed the issues with the VSC delays and Mr. Dupuis explained that it was still at about 8 weeks but that CNC is moving along now after several delays. The question of the delay caused by the Bldg. E prefab was discussed and if we could possibly move into some parts of Bldg. E before the prefab arrived. Mr. Dupuis explained that the electrical room is in the prefab section of Bldg. E so that was not an option. Mr. Dupuis closed with what may be needed from the Town as listed in his presentation. This included extension of substantial completion date, extension or deferral of liquidated damages and monetary extension of general conditions.

Mr. Sydney then did a general update as follows:

The following invoices were presented and motions to approve by Jefferson, and seconded by Maher:

- Weston and Sampson- Invoice # 3220328- CA, Environmental CA, Geotech CA, VE services for February 2022 - \$51,085.97
- Sydney Project Management - Invoice #14 - OPM services March 2022 and reimbursables for Cannon Design - \$35,221.99

Two invoices totaling \$86,307.96 were unanimously approved by roll call vote 8-0

Mr. Sydney presented four change requests and OCO #5 for the PTBC to review:

- CR#36- ACM on pipe in test pit 28-A, -\$70,130.82
- CR#39 - Added CB and drain-pipe - \$19,779.44
- CR#57 - Adjust grades at existing driveway - \$17,140.06
- CR#69 - Added extra light fixture on exterior - \$1,277.52
- OCO#5 - includes CR36, CR39, CR41, CR57, CR69 - total \$111,713.49

A motion was made by Jefferson, seconded by Hayner to approve the change request. Motion passed unanimously on a roll call vote 8-0.

Mr. Sydney did a photo update of the project showing the following: utility site work from 3/14 thru 3/30, ground improvements of pier drilling, obstruction removal, stockpile of materials and loading of soil export.

MR Sydney then did a budget review showing \$2.9M remaining in contingency, the budget reallocation log as of 4/1/22, CM contingency log that started with \$750,000 and there is about half remaining and the CR exposure log.

Mr. Sydney noted that if we should be prepared to discuss and notify the IT and Facilities Depts of possible delay of moving into Bldg. A and what effect that may have on the project and those Depts. Mr. Feeney stated he would discuss with Mr. Rademacher and Mr. Sydney and review options.

CENTRAL SCHOOL

Mr. Kirby gave an update on the status of the project.

KSR plans on turning the ground floor over to Town by the end of the week. Kitchen is waiting on final inspection by FD for the gas shut off valve that did not work at last inspection. Duct smokes also need to be inspected.

East entry doors 100 percent complete. West, South and some interior doors waiting on hardware.

South entry vestibule is complete except some light fixtures. South entry canopy complete. Next week they will be pouring concrete slab for south entry. Punch list is ongoing.

There is a problem with graphic signs adhering to wall. Vendor to return.

Finally got price for 2-way AC valve and approved for install. Scheduling work with Delta Beckwith to upgrade elevator cab after hours and should take 3 days.

Cabot Risk insurance did inspection and turned building insurance back to Town MIIA.

Photo log was presented showing south entry woodwork, louver door in mechanical room, graphics, main hall piano and canopy steel rods.

The following change order was presented and motion to approve by Maher and seconded by Hayner:

- Change order # 20 - total cost of \$14,424.66 - this C.O. included COP # 132R1-PR118 - Building sign revision for \$5571.28 and COP # 168-PR1318 – Two-way AC valve for \$8853.38

The change order was unanimously approved by roll call vote 8-0

Mr. Kirby stated there are still 8 COPs under review and he anticipates another 6 to 10 to be filed. Budget estimate still stands at negative \$250,000.

Chairman Reedy asked Mr. Kirby if there was a schedule update. Mr. Kirby responded that schedule was discussed at weekly job meeting and is week to week.

HOUSEKEEPING

The minutes of the March 29, 2022 meeting were presented for approval. On a motion by Maher seconded by Hayner to approve. Minutes were approved by roll call vote 8-0.

Whereupon a motion was made by Maher seconded by Jefferson to adjourn at 8:41 PM and it was unanimously voted.

Respectfully Submitted,
Robert Jefferson